

# Local Market Update – January 2024

A RESEARCH TOOL PROVIDED BY NORTH TEXAS REAL ESTATE INFORMATION SYSTEMS, INC.



**+ 4.9%**

**+ 13.0%**

**- 2.0%**

Change in  
New Listings

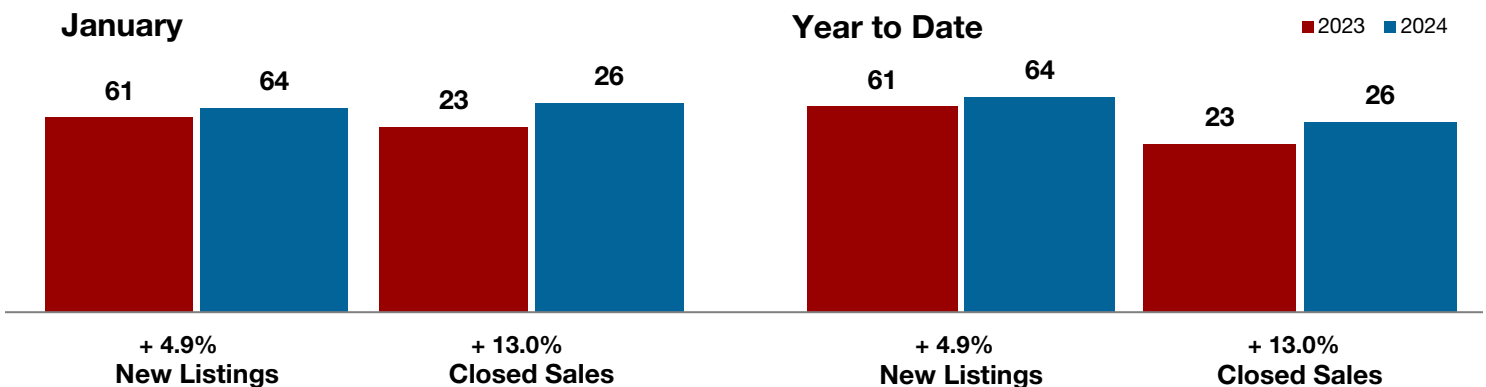
Change in  
Closed Sales

Change in  
Median Sales Price

## Cooke County

	January			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
New Listings	61	64	+ 4.9%	61	64	+ 4.9%
Pending Sales	34	34	0.0%	34	34	0.0%
Closed Sales	23	26	+ 13.0%	23	26	+ 13.0%
Average Sales Price*	\$360,011	\$326,477	- 9.3%	\$360,011	\$326,477	- 9.3%
Median Sales Price*	\$290,000	\$284,273	- 2.0%	\$290,000	\$284,273	- 2.0%
Percent of Original List Price Received*	93.3%	91.4%	- 2.0%	93.3%	91.4%	- 2.0%
Days on Market Until Sale	57	77	+ 35.1%	57	77	+ 35.1%
Inventory of Homes for Sale	186	217	+ 16.7%	--	--	--
Months Supply of Inventory	5.0	5.4	0.0%	--	--	--

\* Does not include prices from any previous listing contracts or seller concessions. | Activity for one month can sometimes look extreme due to small sample size.



## Median Sales Price - Rolling 12-Month Calculation

